



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Assessor's Office

S. Steven Juda
Town Assessor

Memorandum

To: Tanya Lane, Town Clerk
From: S. Steven Juda, Assessor
Date: March 20, 2014
Re: Board of Assessment Appeals Meetings

The Board of Assessment Appeals held meetings on March 11th, 12th, and 13th 2014 to listen to assessment appeals against the October 1, 2013 grand list and the October 1, 2012 supplemental motor vehicle grand list. The meetings occurred at the Assessor's office, 131 Cedar Street, Newington, Connecticut.

The meetings were held over three consecutive nights with all members of the board in attendance. Board of Assessment Appeals members met following the scheduled appointments for deliberation on March 17, 2013. Notices of their actions were sent out by mail on March 20, 2013. The following table summarizes the financial implications of their deliberations:

Assessment Reductions	\$1,190,780	
Projected Mill Rate	0.03466	
Tax Loss Due To BAA Actions	\$41,272.43	
Number Of Appeals	32	
Number Withdrawn/Failed To Show	5	15.6%
Accounts With Changes	16	50.0%
Accounts With No Changes	11	34.4%

Copies of minutes of those meetings are attached and will be published on the Town of Newington website.

CC:
John Salomone, Town Manager
Ann Harter, Finance Director
Michael Zucker, Chairperson Board of Assessment Appeals
Lou Califano, Member Board of Assessment Appeals
Fred Callahan, Member Board of Assessment Appeals

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OWNER	NO	STREET	TYPE	ASSESSOR	ASSESSOR	OWNER VALUE	BAA VALUE	ACTION	ASSMT	DATE	TIME
				VALUE	ASSESSMENT			ASMT	CHANGE		
EBI Pane Rd Realty, LLC	72-82	Pane Road	RE	\$908,190	\$635,733	\$700,000	\$850,000	\$595,000	\$40,733	3/11/2014	4:00 PM
Michael Weingarten	161	Sterling Drive	MV	\$14,357	\$9,350	\$6,500	\$11,429	\$8,000	\$1,350	3/11/2014	4:15 PM
Wallace George F III & Janice	15	Shady Hill Lane	RE	\$284,820	\$199,370	\$253,000	\$265,000	\$185,500	\$13,870	3/11/2014	4:15 PM
Sarjac Partners LLC	39-43	Market Square	RE	\$431,300	\$301,910	\$200,000	\$431,300	\$301,910	\$0	3/11/2014	4:30 PM
Sarjac Partners LLC	171	Market Square	RE	\$636,970	\$445,879	\$550,000	\$636,970	\$445,879	\$0	3/11/2014	4:30 PM
Walks Rachel A	147	John Street	RE	\$292,290	\$204,610	\$142,000	\$257,143	\$180,000	\$24,610	3/11/2014	4:30 PM
Jackson Bruce W & Jacqueline F	27	Willard Avenue	RE	\$238,520	\$166,980	\$232,000	\$234,743	\$164,320	\$2,660	3/11/2014	5:00 PM
Vida Doce LLC	262	Brockett Street	PP	\$179,266	\$125,490	\$74,494	\$74,500	\$52,150	\$73,340	3/11/2014	5:00 PM
Szmolda Lucyna or Marek	18	Mallard Lane	MV	\$12,057	\$8,440	\$6,750	\$9,043	\$6,330	\$2,110	3/11/2014	5:30 PM
Szmolda Lucyna or Marek	18	Mallard Lane	MV	\$6,357	\$4,450	\$3,000	\$4,771	\$3,340	\$1,110	3/11/2014	5:30 PM
Brown James M Jr	912	Jacobs Lane	MV	\$2,360	\$1,650	\$900	\$900	\$630	\$1,020	3/11/2014	5:30 PM
Krezinski Michael T Jr	155	Cedarwood Lane	RE	\$641,270	\$448,900	\$520,000	\$599,000	\$419,300	\$29,600	3/12/2014	4:00 PM
Manocchio Umberto	190	Fenn Road	RE	\$313,330	\$219,331	\$200,000	\$224,285	\$157,000	\$62,332	3/12/2014	4:15 PM
AJ Richard & Sons Inc	3440	Berlin Tnpk	RE	\$4,223,220	\$2,956,254	\$3,250,000	\$4,223,220	\$2,956,254	\$0	3/12/2014	4:30 PM
Rowaben Holding LLC	1431-1439	Willard Avenue	RE	\$4,165,800	\$2,916,060	\$3,200,000	\$4,165,800	\$2,916,060	\$0	3/12/2014	4:45 PM
The Anna Dobosz Living Trust	273	Back Lane	RE	\$393,740	\$275,620	\$320,000	\$370,000	\$259,000	\$16,620	3/12/2014	4:45 PM
Kriedel Matthew	366	Maple Hill Avenue	RE	\$221,110	\$154,770	\$214,000	\$214,000	\$149,800	\$4,970	3/12/2014	5:00 PM
ECP-PF CT Operations Inc	3087	Berlin Tnpk	PP	\$344,363	\$233,380	\$100,249	\$344,363	\$233,380	\$0	3/12/2014	5:15 PM
McDonald's Real Estate Company	2355	Berlin Tnpk	RE	\$2,337,320	\$1,636,124	\$1,000,000	\$1,636,124	\$1,636,124	\$0	3/12/2014	5:15 PM
Cross Calvin & Marisa	244	Walsh Ave	RE	\$275,760	\$193,030	\$265,000	\$249,157	\$174,410	\$18,620	3/12/2014	5:30 PM
Vaibhav LLC	2672	Berlin Tnpk	RE	\$722,750	\$505,930	\$560,000	\$505,930	\$505,930	\$0	3/12/2014	5:45 PM
Neel LLC	2207	Berlin Tnpk	RE	\$559,300	\$391,510	\$288,700	\$391,510	\$391,510	\$0	3/12/2014	5:45 PM
Maple Motel LLC	2155	Berlin Tnpk	RE	\$787,580	\$551,330	\$230,000	\$551,330	\$551,330	\$0	3/12/2014	5:45 PM
DaCunha Mary	57	Fleetwood Road	RE	\$226,600	\$158,620	\$151,000	\$202,000	\$141,400	\$17,220	3/13/2014	5:00 PM
Prema Michael	36	Coachmen Lane	RE	\$322,820	\$225,970	\$210,000	\$322,820	\$225,970	\$0	3/13/2014	4:15 PM
YSI VI LLC	175	Costello Rd	RE	\$1,257,920	\$880,544	\$0	\$0	\$0	\$880,544	3/14/2014	5:15 PM
Beharry Mahashwer & Guitree	10	Beechwood Court	RE	\$291,160	\$203,810	\$250,000	\$291,160	\$203,810	\$0	3/13/2014	4:15 PM
				\$20,090,530	\$14,055,045	\$12,927,593	\$17,066,498	\$12,864,337	\$1,190,708		
Lattarulo Paul	55	Robbins Avenue	MV	\$10,329	\$7,230	\$2,000	\$10,329	\$7,230	\$0	3/11/2014	4:00 PM
Delaney William	12	Camp Avenue	MV	\$5,500	\$3,850	\$400	\$5,500	\$3,850	\$0	3/12/2014	4:00 PM
7-Eleven Inc	357	Richard Street	RE	\$594,370	\$416,059	\$437,000	\$594,370	\$416,059	\$0	3/12/2014	4:15 PM
Catamount Newington LLC	100	Milk Lane	RE	\$2,500,000	\$1,750,000	\$1,900,000	\$2,500,000	\$1,750,000	\$0	3/13/2014	4:00 PM
Kujawa Peter	175	East Robbins Avenue	RE	\$120,000	\$84,000	\$90,000	\$120,000	\$84,000	\$0	3/11/2014	5:15 PM